

# Memorandum



**Date:** September 4, 2007

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

**Subject:** Sale of County-Owned Property  
Located at East 25<sup>th</sup> Street and East 7<sup>th</sup> Avenue (Hialeah Parcel No.03-46)  
Folio: 04-3108-007-2700

Agenda Item No. 8(F)(1)(C)

## Recommendation

It is recommended that the Board declare County-owned property located at East 25<sup>th</sup> Street and East 7<sup>th</sup> Avenue, Hialeah, surplus, authorize the private sale of said property to an adjacent property owner pursuant to Florida Statute 125.35-3(2); authorize the County Mayor or his designee to take all actions necessary to accomplish the sale of said property; and authorize execution of a County Deed for such purpose.

## Scope

COMMISSIONER DISTRICT: 6

COMMISSION DISTRICT (S) County-wide  
IMPACTED:

## Fiscal Impact/Funding Source

APPRAISED MARKET VALUE: \$46,500.00

MINIMUM SALE AMOUNT: If approved for surplus, the property will be offered to the adjacent property owners and will be sold for no less than \$46,500.00, which represents its fair market value, as established by an independent state-certified appraiser.

FISCAL IMPACT: The parcel was acquired by MDT as part of the Hialeah Corridor. The parcel has been identified for asset disposal as part of MDT's deficit reduction plan.

The sale of this property will reduce the County's annual expense for maintenance (\$240.00 per month); eliminate the County's liability, and put the property back on the tax roll [generated taxes per year (Hialeah Millage Rate for 2006) 21.9628 X 46.5 = \$1,021.27 per year].

**Track Record/Monitor**

MONITOR: Mercedes Sanchez, Real Estate Officer

**Background**

MANAGING DEPARTMENT: Miami-Dade Transit (MDT)

FOLIO NUMBER: 04-3108-007-2700

LOT SIZE: 4,649 Square Feet, or 0.1067 Acres  $\pm$

LOCATION: Theoretical East 25<sup>th</sup> Street and East 7<sup>th</sup> Avenue, Hialeah

ZONING: The subject Hialeah transit site is zoned RTZ (Rapid Transit) under Miami-Dade County Rapid Transit Fixed Guideway Transit System (RTZ) Development District. The adjacent property is zoned C-1 Restricted Retail Commercial District.

CURRENT USE: A portion of the property is used for parking.

DESCRIPTION: Vacant, unimproved.

JUSTIFICATION: Florida Statute 125.35(2) provides that when the Board of County Commissioners finds that a parcel of real property is of insufficient size and shape to be issued a building permit, the Board may effect a private sale of the parcel with the adjacent property owners. If there is more than one adjacent property owner, then the property shall be privately bid amongst those owners. The Board may, after sending notice of its intended action to owners of adjacent property by certified mail, effect a sale and conveyance of the parcel at private sale without receiving bids or publishing notice; however, if within the 30 working days after receiving such mailed notice, two or more owners of adjacent property notify the Board of their desire to purchase the parcel, the Board shall accept sealed bids for the parcel from such property owners and may convey such parcel to the highest bidder or may reject all offers.

Honorable Chairman Bruno A. Barreiro, Chairman  
And Members, Board of County Commissioners  
Page 3

COMMENTS:

This parcel does not have public access and can only be accessed through the adjacent properties, or through the Metrorail guide way right-of- way. Staff has determined by circulation to County departments that this parcel is not needed for any County purpose. The property is located within the City of Hialeah; therefore, it was not presented to the Planning Advisory Board for a recommendation.

  
\_\_\_\_\_  
Assistant County Manager

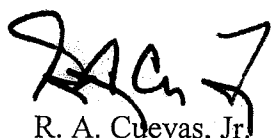


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** September 4, 2007

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 8(F)(1)(C)

Please note any items checked.

\_\_\_\_\_ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

\_\_\_\_\_ 6 weeks required between first reading and public hearing

\_\_\_\_\_ 4 weeks notification to municipal officials required prior to public hearing

\_\_\_\_\_ Decreases revenues or increases expenditures without balancing budget

\_\_\_\_\_ Budget required

\_\_\_\_\_ Statement of fiscal impact required

\_\_\_\_\_ Bid waiver requiring County Manager's written recommendation

\_\_\_\_\_ Ordinance creating a new board requires detailed County Manager's report for public hearing

\_\_\_\_\_ Housekeeping item (no policy decision required)

\_\_\_\_\_ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(1)(C)

09-04-07

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING COUNTY-OWNED PROPERTY LOCATED AT EAST 25<sup>th</sup> STREET AND EAST 7<sup>TH</sup> AVENUE HIALEAH SURPLUS; AUTHORIZING THE PRIVATE SALE OF SAID PROPERTY TO AN ADJACENT PROPERTY OWNER PURSUANT TO FLORIDA STATUTE 125.35-3(2); AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the property described in the accompanying County Deed, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, hereby declares County-owned property located at East 25<sup>th</sup> Street and East 7<sup>th</sup> Avenue Hialeah surplus; authorizes the private sale of said property to an adjoining property owner pursuant to section 125.35-3(2) Florida Statutes; authorizes the Mayor or his designee to take all actions necessary to accomplish the sale of said property legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

5

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of September, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Jorge Martinez-Esteve

Instrument prepared under the direction of  
Thomas Goldstein, Assistant County Attorney:  
111 N.W. 1 Street, 28 Floor  
Miami, Florida 33128-1907

Folio No.: 04-3108-007-2700 (Parcel 03-46)

## COUNTY DEED

THIS DEED, made this            day of            , 2007 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and ,            party of the second part, whose address is            , Florida .

### ***WITNESSETH:***

That the said party of the first part, for and in consideration of the sum of Dollars and no/100 (\$            ) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Dade County, Florida:

-----SEE ATTACHED LEGAL DESCRIPTION-----

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be  
executed in its name by its Board of County Commissioners acting by the Mayor of said Board,  
the day and year aforesaid.

(OFFICIAL SEAL)


ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mayor

Approved for legal sufficiency.  \_\_\_\_\_

The foregoing was authorized by Resolution No. R-\_\_\_\_\_ passed by the Board of County  
Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

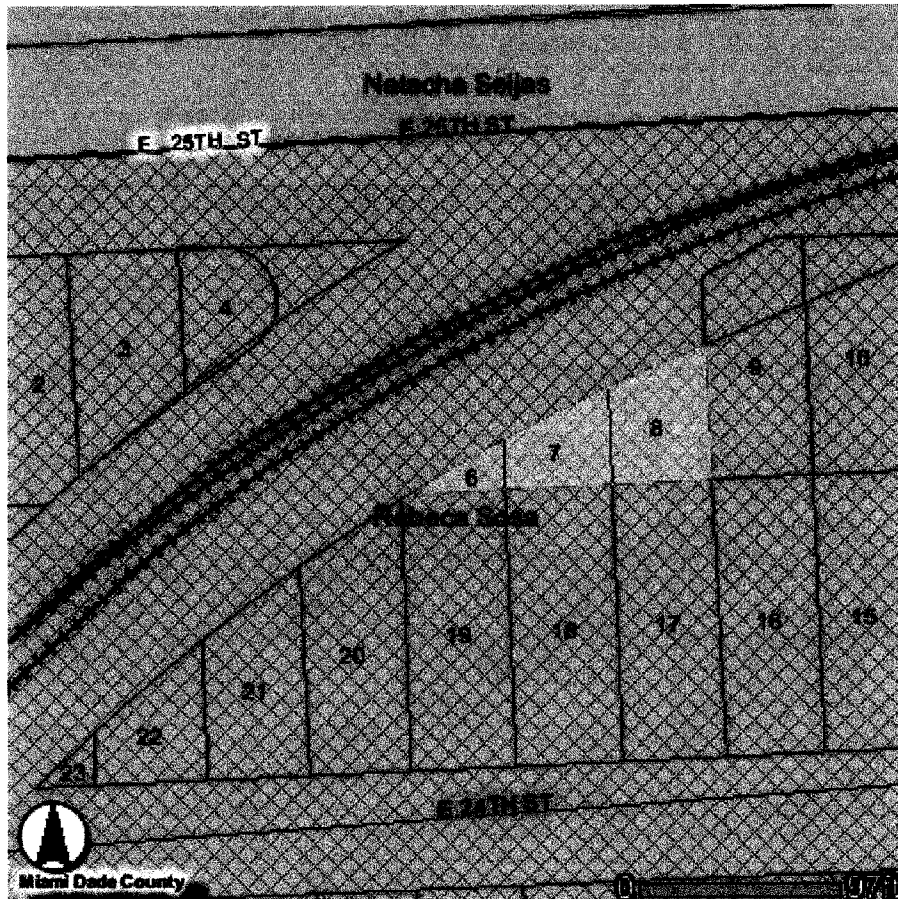


eMaps Online  
Miami-Dade County, Florida

miamidade.gov



Folio: 04-3108-007-2700 ( A portion of Lots 6, 7, & 8 Block 17-B)



Legend

Print

Close

SEE ATTACHED LEGAL DESCRIPTION

PARCEL 03-46

## My Home

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ACTIVE TOOL: SELECT



## Show Me:

Property Information ☐

## Search By:

Select Item ☐☐ Text only☐ Property Appraiser Tax Estimator

## Summary Details:

Folio No.:	04-3108-007-2700
Property:	
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

## Property Information:

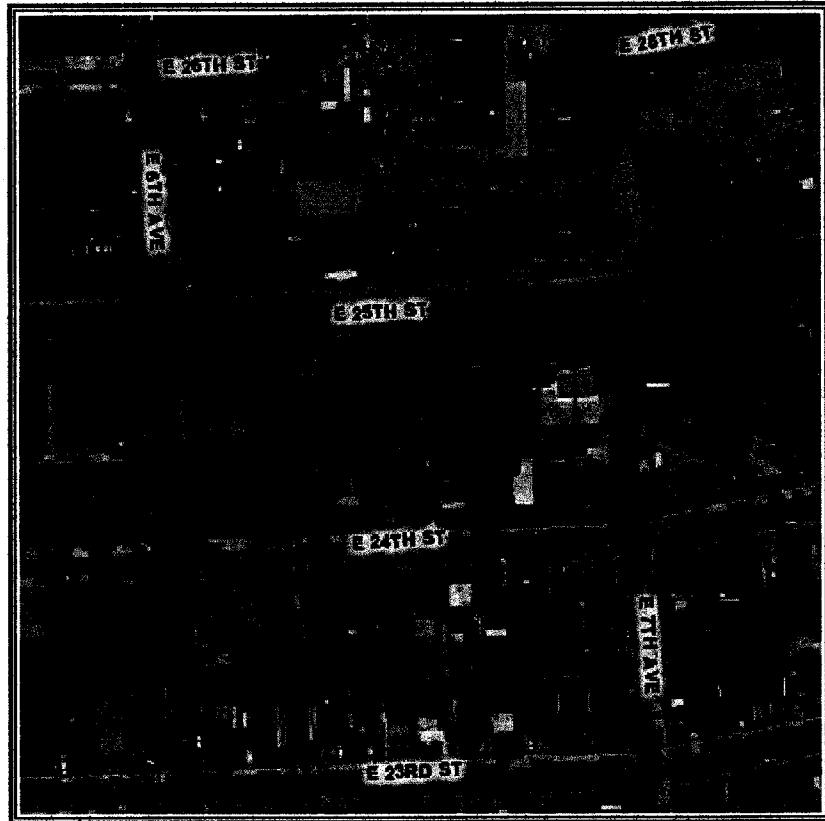
Primary Zone:	7200 INDUSTRIAL-MEDIUM
CLUC:	0080 VACANT LAND- GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	4,649 SQ FT
Year Built:	0
Legal Description:	HIALEAH 6TH ADD PB 8-54 PORT OF LOTS 6 THRU 8 BLK 17B DESC BEG SE COR LOT 8 BLK 17B TH S 87 DEG W 138.09FT NELY AD 990.50FT S 03 DEG E 63.19FT TO

## Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

## Assessment Information:

INFORMATION NOT AVAILABLE



Digital Orthophotography - 2006

0 114 ft

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If you experience technical difficulties with the Property Information application,  
 please [click here](#) to let us know.

E-mail your comments, questions and suggestions to [Webmaster](#)

Web Site  
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CONTRACT: H 400  
PARCEL: 03-46

LAND DESCRIPTION  
METRORAIL HIALEAH CORRIDOR  
CITY OF HIALEAH, DADE COUNTY, FLORIDA

A portion of Lots 6, 7, and 8, in Block 17-B, of "SIXTH ADDITION TO THE TOWN OF HIALEAH", according to the Plat thereof as recorded in Plat Book 8, Page 54, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 8, Block 17-B, "SIXTH ADDITION TO THE TOWN OF HIALEAH";

THENCE South  $87^{\circ}45'24''$  West on the South line of said Lots 6, 7 and 8, a distance of 138.09 feet to the intersection with the Southeasterly right-of-way line of Miami-Dade County Metrorail, Hialeah Corridor, as shown on Miami Dade County Office of Transportation Administration Right-of-Way Map for the Hialeah Corridor, Line Section H-405, said point located on the arc of a non-tangent curve concave to the Southeast whose radius point bears South  $31^{\circ}24'40''$  East;

THENCE Northeasterly on said Southeasterly right-of-way line and on the arc of said curve having a radius of 990.50 feet, through a central angle of  $08^{\circ}43'03''$ , and an arc distance of 150.70 feet to the intersection with the East line of said Lot 8;

THENCE South  $03^{\circ}32'10''$  East on said East line of Lot 8, a distance of 63.19 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hialeah, Miami-Dade County, Florida, and containing 4,649 square feet (0.1067 acres), more or less.

Prepared by:  
CALVIN, GIORDANO & ASSOCIATES  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316  
September 13, 2006  
Revised September 25, 2006  
Revised October 11, 2006  
P:\Projects\2006\065691 Metro Rail Parcels\SURVEY\Legal Descriptions\065691-V-SD-south-03-46.doc

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